

## CALIFORNIA COASTAL COMMISSION

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# Thu 3a

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Staff: LRO-SD  
Staff Report: 1/18/06  
Hearing Date: 2/8-10/06

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-05-124

**Applicant:** T.L. Sheldon & Associates, Inc. **Agent:** Tim Golba, Golba Architecture

**Description:** Improvements to an existing three-story, six-unit, 6,989 sq.ft. multi-family residential building including a reduction in number of dwelling units from six to four units, modifications to existing exterior balconies, interior remodeling and construction of an elevator on the east side of the building on a 4,320 oceanfront lot.

Lot Area	4,320 sq.ft.
Building Coverage	2,392 sq. ft. (56%)
Pavement Coverage	1,350 sq. ft. (31%)
Landscape Coverage	578 sq. ft. (13%)
Parking Spaces	5
Zoning	R-N
Plan Designation	Residential-North (36 dua)
Project Density	40 dua
Ht abv fin grade	29'2" feet

**Site:** 3363 Oceanfront Walk, Mission Beach, San Diego, San Diego County. APN 423-641-02

**Substantive File Documents:** Certified Mission Beach Precise Plan; Certified Mission Beach Planned District Ordinance

**Standard of Review:** Chapter 3 Policies of the Coastal Act

### I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:** *I move that the Commission approve the coastal development permit applications included on the*

*consent calendar in accordance with the staff recommendations.*

**STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

**II. Standard Conditions.**

See attached page.

**III. Special Conditions.**

The permit is subject to the following conditions:

1. Landscape/Yard Area Fence Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final landscaping and fence plans approved by the City of San Diego. The plans shall be in substantial conformance with the plans as submitted by Golba Architecture dated 8/23/05 and include the following:

- a. A view corridor a minimum of 5 ½ ft. wide shall be preserved in the north yard area adjacent to Isthmus Court as well as a 10-ft.setback in the front yard area adjacent to the Oceanfront Walk public right-of-way. All proposed landscaping in the approved yard areas shall be maintained at a height of three feet or lower (including raised planters) to preserve views from the street toward the ocean.
- b. All landscaping shall be (1) drought-tolerant and native or (2) non-invasive plant species (i.e., no plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property).
- c. Any fencing in the north side yard setback area shall permit public views and have at least 75 percent of its surface area open to light.
- d. A written commitment by the applicant that five years from the date of the issuance of the coastal development permit for the residential structure, the applicant will submit for the review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies whether the on-site landscaping is in conformance with the landscape plan approved pursuant to this

Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

The permittee shall undertake the development in accordance with the approved landscape plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is legally required.

2. Timing of Construction. No construction shall take place for the project between Memorial Day weekend and Labor Day of any year. Access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of existing public parking areas and traffic flow on coastal access routes (No street closures or use of public parking as staging areas).

3. Final Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT, the applicant shall submit final plans for the construction of the three units. Said plans shall first be reviewed and approved in writing by the City of San Diego. Said plans shall also be in substantial conformance with the plans submitted by Golba Architecture, Inc. dated 8/23/05 with this application and shall be subject to the review and written approval of the Executive Director.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit amendment unless the Executive Director determines that no additional amendment is required.

4. Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

#### **IV. Findings and Declarations.**

The Commission finds and declares as follows:

**A. Detailed Project Description/History.** The proposed project involves improvements to an existing previously-conforming, three-story (two-story over parking garage/office), 6,989 sq.ft., multi-family residential structure which includes a reduction in the number of dwelling units from six to four. As a result of these changes, the interior of the building will be remodeled resulting in a change from the existing two studio units, two one-bedroom and two, two-bedroom units to a pair of two-bedroom units on both the second and third floors. The size of the overall structure will remain the same. Also proposed are changes to the exterior balconies and the construction of an elevator at the east elevation of the structure. Though the proposed remodeling, no more than 50% of the exterior walls will be demolished. Currently there are eight parking spaces in a ground-level parking garage. One of these spaces will be eliminated through the proposed construction of an elevator. No increase to the building height is proposed as a result of the new elevator. However, there are also two additional parking spaces between the building and the alley that will be retained. As such, there will be a total of nine on-site parking spaces, which is adequate to serve the proposed four-unit residential structure. The subject site is located on Ocean Front Walk, next to the public boardwalk, between Isthmus and Island Courts in the community of Mission Beach in the City of San Diego.

In the Mission Beach community, the public rights-of-way of the various courts and places, which are generally east/west running streets, comprise the community's public view corridors. In addition, the public boardwalk (Ocean Front Walk), which runs north/south along the beach, serves not only as a highly popular public accessway, but also serves as a view corridor along the shoreline. The project site is located immediately adjacent to the Ocean Front Walk public right-of-way and Isthmus Court (to the north). Thus, there is the potential for the subject development to impact views to and along the shoreline. The Commission typically reviews projects to assure that any new proposed development does not encroach into the side yard setback areas which could impede public views toward the ocean. In this particular case, the proposed development consists of improvements to an existing previously-conforming structure and the existing building does not all meet the current building setbacks. For example, the north side yard setback is 5 ½ feet wide whereas new development constructed today would be required to observe a 10 ft. setback. However, the setback adjacent to the public boardwalk is 10 feet, where the Mission Beach PDO would presently require a 7-foot setback. In any case, the proposed development will not result in any reductions (or additions) to the existing building setbacks for either the north or west yard area setbacks and public views to the ocean will not be impacted as a result of the proposed structure. However, there still remains the potential for proposed landscaping in the yard areas to impede views to the ocean (both initially and over time, as plant materials/trees mature). As such, Special Condition #1 requires that the applicant submit landscape plans that require that all proposed landscaping and hardscaping consist of only low level material that does not

impede views to the ocean. In this particular case, the permitted landscape elements include plant materials that do not impede views (limited to a height of about 3 ft.).

In order to address potential concerns with regard to construction activities on public access on this oceanfront property, the project has also been conditioned such that no work shall occur between Memorial Day weekend and Labor Day of any year. In addition, Special Condition No. 4 is required to assure that final plans approved by the City of San Diego have been stamped and approved prior to issuance of the coastal development permit. In so doing, the City will review and check the proposed development to assure consistency with the Mission Beach PDO.

It should also be noted that the proposed improvements to this previously-conforming structure will lessen the degree of non-conformity of the structure. While the structure will still remain slightly over density, it will be improved from 60.5 dwelling units per acre to 40 dwelling units per acre, where 36 dwelling units per acre is required. In addition, with the reduction in the number of dwelling units on site, there will be adequate parking to serve the residential structure, whereas, presently there is not. Thus, this will eliminate any adverse impacts to public access in this oceanfront area. The proposed project also includes minor changes to the building exterior and balconies which will render it less “box-like”, will break up the facade and improve the visual quality of the structure, which is highly visible adjacent to the public boardwalk.

**B. Community Character /Visual Quality.** The development is located within an existing developed area and will be compatible with the character and scale of the surrounding area and as conditioned, will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

**C. Public Access/Parking.** As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

**D. Local Coastal Planning.** The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the City of San Diego to continue to implement its certified LCP for the Mission Beach community.

**E. California Environmental Quality Act.** As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

**STANDARD CONDITIONS:**

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.